



<b>Organisation Chain :</b>	Central Warehousing Corporation  Corporate Office - CWC  Tender Cell
<b>Tender ID :</b>	2025_CWC_255534_1
<b>Tender Ref No :</b>	CWC/CO/TC/25-26/62
<b>Tender Title :</b>	APPOINTMENT OF STRATEGIC ALLIANCE MANAGEMENT OPERATOR (SAMO) FOR DEVELOPMENT OF CEMENT SILO FACILITY AT CW (BASE DEPOT), RAYANAPADU.
<b>Corrigendum Type :</b>	Date

### Corrigendum:1

Corrigendum Title	Corrigendum Description	Published Date	Document Name	Doc Size(in KB)
Change in Date and Tender Document	Change in Date and Tender Document	04-Dec-2025 12:41 PM	corr.pdf	831.48

### Critical Dates

<b>Publish Date</b>	14-Nov-2025 04:30 PM	<b>Bid Opening Date</b>	12-Dec-2025 03:30 PM
<b>Document Download/Sale Start Date</b>	14-Nov-2025 04:30 PM	<b>Document Download/Sale End Date</b>	11-Dec-2025 03:00 PM
<b>Clarification Start Date</b>	NA	<b>Clarification End Date</b>	NA
<b>Bid Submission Start Date</b>	14-Nov-2025 05:00 PM	<b>Bid Submission End Date</b>	11-Dec-2025 03:00 PM
<b>Pre Bid Meeting Date</b>	20-Nov-2025 03:00 PM		

### Details Before Corrigendum

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<b>Pre Bid Meeting Date</b>	20-Nov-2025 03:00 PM		

No. CWC/CO/TC/25-26/C1

Date: 04-12-2025

**Corrigendum No. 1 / बिड शुद्धिपत्र संख्या 1**

NIT Reference **CWC/CO/TC/25-26/62 dated 14.11.2025**

Tender Title **APPOINTMENT OF STRATEGIC ALLIANCE MANAGEMENT OPERATOR (SAMO) FOR DEVELOPMENT OF CEMENT SILO FACILITY AT CW (BASE DEPOT), RAYANAPADU.**

Following amendment is made in the tender

**A. Change in the date & Time of Bid Submission :**

SN	Details	Existing Date / Time	May be read as
1	Last date and time for downloading of bids	04.12.2025 at 15:00 hrs.	11.12.2025 at 15:00 hrs.
2	EMD & Bid Submission – Closing Date & Time	04.12.2025 at 15:00Hrs	11.12.2025 at 15:00Hrs
3	Date of opening of Technical Bids	05.12.2025 at 15:30 hrs	12.12.2025 at 15:30 hrs

**B.Changes as per Prebid Meeting Queries**

SN	Query	Clause & Page no.	Detailed Clarification Sought	May be read as
1	Basis for minimum Fixed Fee of ₹1 Crore per annum	Clause 7.1 – Page 21	CWC is offering only 5000 sqm land; open area tariff is lower. Kindly clarify basis for ₹1 Cr and whether rationalisation is possible.	The reserve price of ₹1 Crore has been determined based on CWC's internal assessment and financial evaluation. The methodology and parameters used for this assessment are proprietary to CWC and shall not be disclosed. The reserve price is final and not subject to rationalisation, negotiation, or revision.
2	Facilities provided by CWC apart from land	Clause 2.1 – Page 38; Facility Info – Page 7	Confirm whether any infrastructure (approach roads, utilities, siding readiness, buildings) is provided or whether operator must undertake 100% CAPEX.	As per Tender document facility/land parcel will hand over 'as is where is basis'. It includes approach road, common area access, available rail track/siding.

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3	Asset transfer despite ₹75–100 Cr CAPEX	Clause 2.4 – Page 38	Permanent structures transfer to CWC “as-is where-is”. Request clarity on compensation mechanism for such large investment.	Permanent structures transfer to CWC “as-is where-is”, there is no compensation.
4	1-year termination after lock-in period	Article 10.3 – Page 48	After 5-year lock-in, termination allowed with 1-year notice. Request extension of protection considering 30-year silo lifespan.	There will be a lock in period of 7 (Seven) years where both the parties are not allowed to take an exit from the agreement.
5	Tenure inadequacy vs silo lifespan	Clause 2.7 – Page 39	Current tenure is 15 + 5 years. Request extension to 20 + 5 years for long-term capex recovery.	No change
6	Escalation request (6% too high)	Clause 7.2 – Page 21	Annual escalation of 6% compounding is high. Request reduction to 2–3%.	The above fixed amount shall be subject to yearly escalation @ 5% (Five percent) per annum on compoundable basis.
7	Additional land requirement	Facility Info – Page 7	5000 sqm insufficient for silo, conveyors, bagging, loading & utilities. Request additional 10,000–15,000 sqm.	The Party may submit quotations for any area as per their requirement, including areas exceeding 5,000 sq. m. However, a minimum area of 5,000 sq. m. is mandatory for submission of a valid quote
8	Billing & revenue collection	Article 10(b) – Page 22	Confirm billing will be done in operator’s name and only fixed fee is payable to CWC (no revenue share).	The billing will be done by Operator in their name & and only fixed fee is payable to CWC. There is no revenue share.
9	Termination due to material default	Article 10.2(iii) – Page 47	Clarify definition of “Material Adverse Effect” and whether 30-day cure period can be extended for technical issues.	No Change
10	If permissions are denied by statutory authorities	Clause 7.1(7) – Page 21	Fixed fee is non-refundable even if permissions denied beyond operator’s control. Request	No Change

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			reconsideration.	
11	Rail staff responsibilities & siding operations	Article 2.6(g)/(h) – Page 39	Request clarity on cost sharing for railway staff, siding maintenance, demurrage, stabling.	All costs, charges, and levies imposed by the Railways in relation to the licensing, operation, and maintenance of the facility—including but not limited to staff costs, track maintenance charges, and any other statutory or operational levies—shall be shared equally between CWC and the Party. The Party shall remit its proportionate share within the timelines specified by CWC, failing which such amounts shall be recoverable in accordance with the terms of this Agreement.
12	Utility sub metering	Article 2.6(m) – Page 39	Request timelines for sub-meter installation and electricity billing mechanism	The sub meter will install within 15 days of handing over the site. CWC will raise monthly bill for electricity or any other reimbursement on actual basis (along with applicable taxes).
13	No Open Area Tariff Applicability		Request confirmation that since the bidder is quoting above ₹1 Cr fixed fee, no open area tariff or any other land-rent component will apply during the concession period.	CWC hand over only the area and quoted fixed amount which any party bid for. In case the party utilises more area as allotted then open area tariff for that area will be applicable.
14	No Additional Charges Except Article 5		Seek written confirmation that no extra charges (besides fixed fee + obligations under Article 5) shall be levied by CWC such as maintenance fee, supervision charges, administrative levies, or revenue share.	<ul style="list-style-type: none"> <li>The Bidder shall pay the fixed amount corresponding to the quoted and awarded area, as accepted by CWC.</li> <li>Any excess area utilized by the Bidder shall attract charges at the prevailing open-area tariff, and CWC shall have the right to raise additional invoices accordingly.</li> <li>Other Charges will reimbursed/levied by CWC as per terms &amp; condition of the Tender Document.</li> </ul>
15	ROFR (Right of First Refusal) After 20 Years		Since the bidder is investing ₹75–100 Cr in infrastructure that transfers to CWC at the end of the 20-year term,	CWC grant the operator Right of First Refusal (ROFR) for continuation, extension, or renewal of the lease / SAMO agreement.

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			request that CWC grant the operator Right of First Refusal (ROFR) for continuation, extension, or renewal of the lease / SAMO agreement.	
16	Additional Land Requirement & Fixed Fee Impact		If the minimum required operational land exceeds 5,000 sqm, request clarity whether: (a) More land can be allotted; and (b) Whether the fixed fee will increase proportionally or if a mutually agreed revised fee can be discussed depending on operational layout.	The bidder has to quote for 5,000 sqm area. For any additional area requirements, the bidder must also provide a quote in the prescribed format included in the tender. Allocation of any additional area will be solely at the discretion of CWC.

- Other Terms and Conditions of the Tender Document remains un-changed. This Corrigendum shall be the essential part of the contract.

निविदा दस्तावेज के अन्य नियम और शर्तें अपरिवर्तित हैं। यह शुद्धिपत्र अनुबंध का आवश्यक हिस्सा होगा।

**Manager (Tender Cell)**  
**प्रबन्धक (निविदा प्रकोष्ठ)**

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